

**TOWN OF BUCKEYE
COMMUNITY PLANNING AND DEVELOPMENT BOARD
REGULAR MEETING AGENDA
AUGUST 9, 2005
7:00 P.M.**

1. CALL TO ORDER

Chairman Hawley called the meeting to order at 7:03 p.m.

2. ROLL CALL

Members Present: Boardmember Annette Napolitano, Boardmember Dave Rioux, Boardmember Carol Kempiaik, Chairman John Hawley, Boardmember Tana Wrublik, Boardmember Jim Zwerg, and Boardmember Ruben Jimenez.

Members Absent: None

Departments Present: Deputy Clerk Lucinda Aja, Community Development Director Bob Bushfield, and Fire Marshall Bob Costello, Town Engineer Woody Scoutten, Commander Fitzpatrick, and Rick Morley from Public Works.

3. APPROVAL OF MINUTES

Motion made by Boardmember Kempiaik and seconded by Boardmember Wrublik to approve the July 26, 2005 minutes with an addition under "Board Reports" for Boardmember Kempiaik requesting a status update for the block wall around the Auto Zone store. Motion passed unanimously.

4. Continuances

None

5. NEW BUSINESS

5A. Foxwood Estates Annexation- A05-06

Due to the applicant being absent a motion made by Boardmember Kempiaik and seconded by Boardmember Zwerg to continue this request for annexation. Motion passed unanimously. At 8:10 p.m. Mr. Peter Valenzuela representing the Foxwood Estates Annexation arrived late due to road conditions. Motion made by Boardmember Kempiaik and seconded by Boardmember Rioux to rescind the continuance. Motion passed unanimously. Adam Zaklikowski was available to answer questions. After some discussion a motion made by Boardmember Zwerg and seconded by Boardmember Rioux to approve the request to annex a 77.18 acre parcel into the Town of Buckeye which is located at the southeast corner of Southern Avenue and Jackrabbit Trail. Motion passed unanimously.

5B. Rezoning Heiden 6 Acres -RZ05-16

Planner Adam Zaklikowski was available to answer questions. A public hearing was opened at 7:14 p.m. to hear citizen input about the annexation request. There being no comment from the public the hearing was closed at 7:14 p.m. After some discussion motion made by Boardmember Jimenez and seconded by Boardmember Wrublik to approve the rezoning from Rural Residential to Commercial Center on a 6 acre parcel located at the Northwest Corner of Rooks Road and Southern Avenue with the stipulations. Motion passed unanimously.

.5C. SP04-426 - West Valley Rock Site Plan

Ian Dowdy was available for questions. This is a fully operational sight with offices being added at a later date. This will bring the sight into compliance. Motion made by Boardmember Rioux and seconded by Boardmember Napolitano to table the request to approve a Site Plan called West Valley Rock, a landscape material provider of wholesale and retail rock products located west of the northwest corner of Miller Road and the Tonopah-Salome Highway which is the same as Yuma Road in this location until the applicant can be present to answer questions. Motion passed unanimously.

5D. PP05-02 - Preliminary Plat Sundance Cove 2

Alan Como was available to answer questions. The circulation section should read "existing collectives with 84 feet right of way , with one travel lane in each direction". This is part of the Sundance Community Master Plan. Three Items to be struck from the stipulations are J, K, and L. A public hearing was opened at 7:32 p.m. to hear citizen input for the request for approval of Sundance Cove 2. There being no comments from the public the hearing was closed at 7:34. Boardmember Rioux had concerns about school overcrowding. Boardmember Napolitano questioned the type of washes surrounding the development. Boardmember Kempiaik asked about the bike trails and paths. Developers are to pay a share of the water and sewer development. Motion made by Boardmember Kempiaik and seconded by Boardmember Zwerg to approve the request for the Preliminary Plat for Sundance Cove 2, a 124 lot single family residential subdivision. Sundance Cove 2 is located east of the northeast corner of Watson Road and Sundance Parkway North to include all stipulations including stipulation U, and eliminating Stipulations, J, K, and L. Motion passed unanimously.

5E. White Fence Farms Preliminary Plat – PP05-17

Brian Rose was available to answer questions. These would be private streets maintained by the Homeowners Association with septic systems and irrigation. The street width of 28 foot is below the standard 32 foot because there would be no street parking and it would be a low density neighborhood. A public hearing was opened to hear citizen input about the preliminary plat for White Fence Farms at 8:40 p.m. Their being no public comment the hearing was closed at 8:41 p.m. After some discussion motion made by Boardmember Napolitano and seconded by Boardmember Rioux to approve a preliminary plat for a rural subdivision on approximately 77.7 acres located on the southwest corner of Beloit Road and the Rainbow Road alignment with stipulations.

6. COMMENTS FROM THE PUBLIC

None

7. REPORTS FROM STAFF

Bob Bushfield:

- Hoped the Board enjoyed the work session.
- Planning Manager will join the staff on August 22nd.
- RFP update due September 30th.
- 4 permit tech's were hired.

8. REPORTS FROM DEVELOPMENT BOARD

Boardmember Napolitano- Thanked staff for informative work session.

Boardmember Rioux- Saturday was Sonora Wall meeting. Sections of Sundance Wall falling down.

Boardmember Kempia- Inquired about the Sonora Wall Project and Northwood Park, wants updates.

Boardmember Wrublik- None

Boardmember Zwerg- None

Boardmember Jiminez- None

Chairman Hawley- None

The Chairman and Board thanked Ian Dowdy and the Development Staff for the informative and interesting work session.

9. ADJOURNMENT

There being no further business to come before the Board motion made by Boardmember Wrublik and seconded by Boardmember Rioux to adjourn the meeting at 8:58 p.m. Motion passed unanimously.

John Hawley, Chairman

ATTEST:

Lucinda Aja, Deputy Clerk

I hereby certify that the foregoing is a true and correct copy of the Community Planning and Development Board Meeting held on the 9th day of August, 2005. I further certify that a quorum was present.

Lucinda Aja, Deputy Clerk

AGENDA ITEM

2. ROLL CALL

3. APPROVAL OF MINUTES

:

5E. PP05-17 – White Fence Farms Preliminary Plat

Request to approve a preliminary plat for a rural subdivision on approximately 77.7 acres located on the southwest corner of Beloit Road and the Rainbow Road alignment.

RECOMMENDED BOARD ACTION

1. None

2. None

3. Possible motion to approve the July 26, 2005, Regular Meeting minutes.

4. None

5. As Presented

5A. Discussion and possible motion.

5B. Public hearing, discussion and possible motion.

5C. Public hearing, discussion and possible motion.

5D. Public hearing, discussion and possible motion.

5E. Public hearing, discussion and possible motion.

6. **None.** State Open Meeting Law does not permit the Board to discuss items not specifically on the agenda.

7. As Presented

8. As Presented

9. Motion to Adjourn